

The View at Mission Ridge Unit 2

City of El Paso — City Plan Commission — 4/5/2018

SUSU18-00017 — Major Final



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

PROPERTY OWNER: Hunt Mission Ridge, LLC

REPRESENTATIVE: TRE & Associates

LOCATION: North of I-10 & East of Eastlake, ETJ

ACREAGE: 21.533

VESTED: Yes

PARK FEES REQUIRED: \$0.00

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: SUSU16-00069 (Preliminary Plat)

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 21.533 acres of land into 69 residential lots, 1 stormwater pond, and 1 open space lot. Primary access to the proposed subdivision is from Covington Ridge Way and Eastlake Boulevard. This subdivision is being reviewed under the former subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of The View at Mission Ridge Unit 2 on a Major Final basis.



BACKGROUND INFORMATION

On October 20, 2016, the City Plan Commission approved SUSU16-00069 (Preliminary Plat) for The View at Mission Ridge Unit 2 with a waiver request to forego improvements to Eastlake Boulevard due to the County of El Paso's 2013 Comprehensive Mobility Plan. This plan includes the construction of a bike and hike and a bike lane along Eastlake Boulevard.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable).

GOAL 2.1:	
The City of El Paso should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
Policy 2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and / or secure bicycle storage can be added to the network.	Yes, the County will be installing a bike and hike and a bike lane network along Eastlake.
Policy 2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the proposed subdivision has connectivity from Covington Ridge Way and Eastlake Boulevard as well as to the adjacent subdivision to the northeast.

NEIGHBORHOOD CHARACTER: Subject property is located within the City's extraterritorial jurisdiction; therefore, it is not zoned. The subject property is not in the path of annexation. The subject property is surrounded by residential to the north and east, and vacant land to the south and west. The nearest park is Starduster Park (1.6 miles). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

No objections to proposed subdivision.

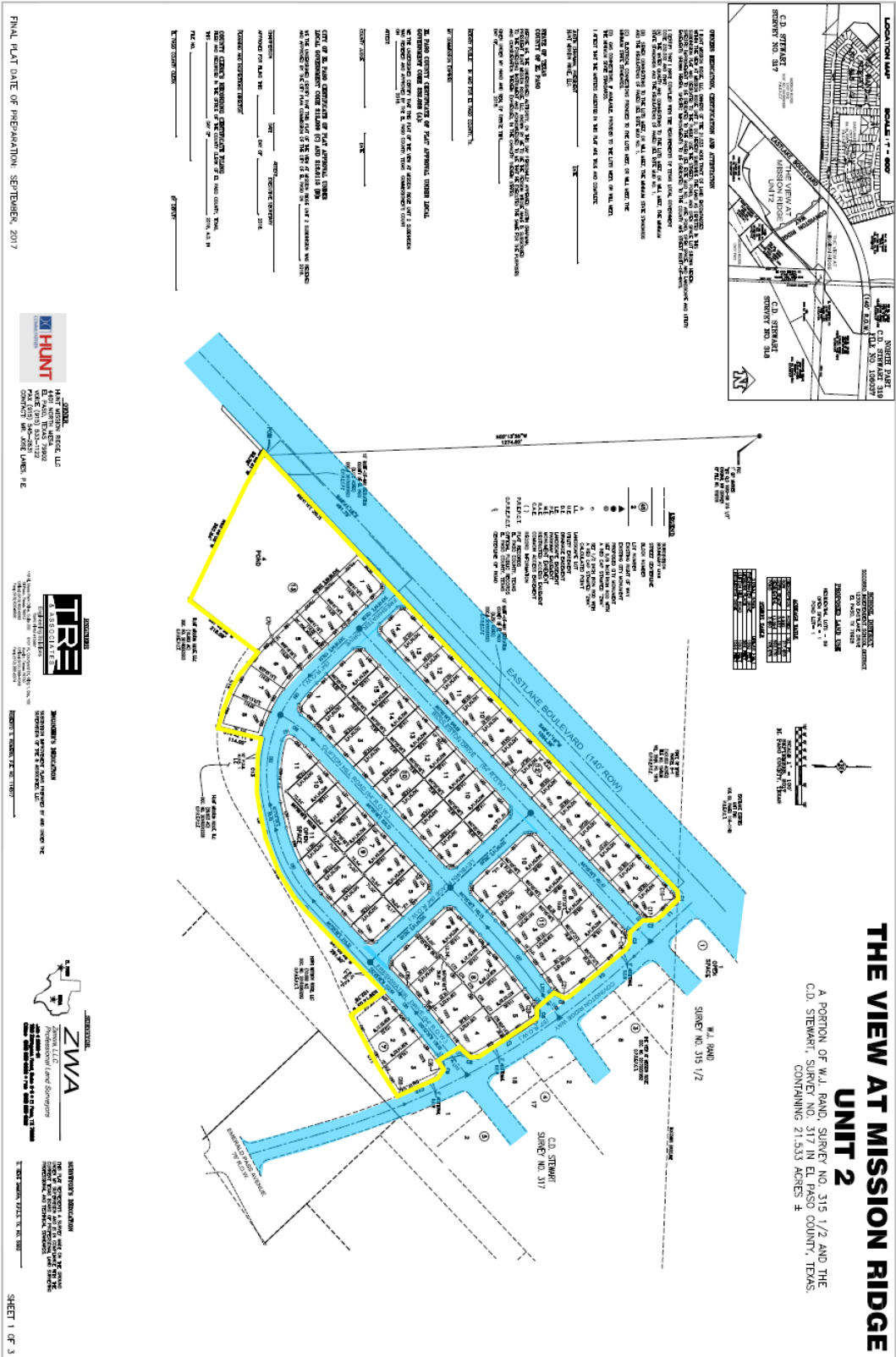
PLAT EXPIRATION:

This application will expire on **April 5, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Final Plat
2. Application
3. Department Comments

ATTACHMENT 1



ATTACHMENT 2



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: 3/16/2018

FILE NO. SUSU18-00017

SUBDIVISION NAME: The View at Mission Ridge Unit 2

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF W.J. RAND SURVEY NO. 315 1/2 AND THE C.D. STEWART, SURVEY NO. 317 IN EL PASO COUNTY, TEXAS, CONTAINING 21.533 ACRES ±
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>13.594</u>	<u>69</u>	Office		
Duplex			Street & Alley	<u>4.992</u>	
Apartment			Ponding & Drainage	<u>2.490</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>Open Space</u>	<u>0.457</u>	<u>1</u>
School					
Commercial			Total No. Sites	<u>71</u>	
Industrial			Total (Gross) Acreage	<u>21.533</u>	
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
STORM SEWER PIPE SYSTEM CONVEYING RUNOFF FROM SUBDIVISION THROUGH RCP PIPES INTO RETENTION POND
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances: N/A
10. **Improvement Plans submitted?** Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Hunt Mission Ridge, LLC 4401 N. Mesa, El Paso, Texas 79902 (915)533-1122
(Name & Address) (Zip) (Phone)
13. Developer Hunt Mission Ridge, LLC 4401 N. Mesa, El Paso, Texas 79902 (915)533-1122
(Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC 110 Mesa Park Drive, Suite 200, El Paso, Texas 79912 (915)852-9093
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE

REPRESENTATIVE

Hunt Mission Ridge, LLC
[Signature]
[Signature]

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

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ATTACHMENT 3

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Capital Improvements – Parks

We have reviewed **The View at Mission Ridge Unit Two**, a major final plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Residential subdivision composed of **69 lots** and 0.46 acres of “Open Space” area; Per City Standards a total of **\$94,530.00** would have been required in “Park fees” however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for “Parkland / fees” as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Central Appraisal District

No objections.